

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE - E/S Virginia Ave.
167' S of E. Joppa Road
(201 E. Joppa Road)
9th Election District
4th Councilmanic District

Exxon Corporation
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-482-SPHA
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as Petitions for Special Hearing and Variance for that property known as 201 E. Joppa Road, located in the vicinity of Towson Town Center in Towson. The Petitions were filed by the owner of the property, Exxon Corporation, by Michael J. Specht, Agent, through their attorney, David K. Gildea, Esquire. The Petitioners request a special hearing to approve an amendment to the previously approved special exception and site plans in prior Case Nos. 3409, 82-105-A and 86-53-A, and variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: 1) From Section 235.B.4 to permit an amenity open space (A.O.S.) ratio of 0.0 in lieu of the required 0.1 ratio; from Section 405.4.A.2.A. to permit a canopy setback from a street right-of-way of 10 feet in lieu of the required 15 feet, and to permit a fuel pump aisle setback of 21 feet in lieu of the required 25 feet; from Section 405.4.A.2.B to permit a landscape transition area width of 0 feet in lieu of the required 10 feet along the entire perimeter of the fuel service station which abuts a right-of-way; from Section 409.4.A to permit two-way vehicular travelway widths of 7 feet, 8.8 feet, and 14 feet in lieu of the minimum required 20 feet (as amended); and from Section 413.2 to permit a total site signage of 203 sq.ft. in lieu of the maximum permitted 100 sq.ft., for a proposed convenience store use in

ORDER RECEIVED FOR FILING

Date

By

10/21/96
[Signature]

combination with an existing service station. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Shelley LePlatt, a representative of Exxon Corporation, Jerry Zellers, Professional Engineer with STV, Inc., who prepared the site plan for this project, Kenneth Schmid, expert traffic consultant with Traffic Concepts, Inc., and Timothy Madden, with Morris & Ritchie Associates. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 0.397 acres, more or less, zoned B.M.-C.T. and is improved with an Exxon gasoline service station which has been closed for some time. The Petitioner is desirous of converting the property to a combination convenience store/fuel service in accordance with Petitioner's Exhibit 1. In order to proceed as proposed, the requested relief is necessary. On behalf of the Petitioner, Mr. Gildea testified that the Petitioner has met with the Design Review Committee for Towson and is proposing streetscaping in accordance with the Towson plan. The streetscaping and landscaping proposed for this site utilize a considerable portion of the property at its northwest corner, thereby causing the proposed improvements to be moved further back into the southeast corner of the property. Thus, some of the requested variances are necessary to accommodate the proposed landscaping.

The Petitioner submitted as Petitioner's Exhibit 2, a traffic study prepared by Kenneth Schmid on behalf of Traffic Concepts, Inc. This study showed that the development of the subject property as a combination

1/24/96
By

Tiger Mart and gasoline dispensing operation will have no adverse effects on traffic along Joppa Road or the Towson area.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing relief and variances are not granted. It has been established that the proposed amendments to the previously approved site plans are necessary in order to proceed with the proposed improvements. Furthermore, special circumstances or conditions exist that are peculiar to the land and structure which are the subject of the variance request and the requirements from which the Petitioner seeks relief will unduly

ORDER RECEIVED FOR FILING
Date 10/21/96
City

restrict the use of the land due to the special conditions unique to this particular parcel. In the opinion of this Deputy Zoning Commissioner, the relief requested will not cause any injury to the public health, safety or general welfare and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of October, 1996 that the Petition for Special Hearing to amend the previously approved special exception and site plan in prior Case Nos. 3409, 82-105-A, and 86-53-A, to reflect the proposed convenience store use in combination with an existing service station, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

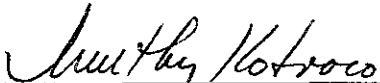
IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

- 1) From Section 235.B.4 to permit an amenity open space (A.O.S.) ratio of 0.0 in lieu of the required 0.1 ratio; from Section 405.4.A.2.A. to permit a canopy setback from a street right-of-way of 10 feet in lieu of the required 15 feet, and to permit a fuel pump aisle setback of 21 feet in lieu of the required 25 feet; from Section 405.4.A.2.B to permit a landscape transition area width of 0 feet in lieu of the required 10 feet along the entire perimeter of the fuel service station which abuts a right-of-way; from Section 409.4.A to permit two-way vehicular travelway widths of 7 feet, 8.8 feet, and 14 feet in lieu of the minimum required 20 feet (as amended); and from Section 413.2 to permit a total site signage of 203 sq.ft. in lieu of the maximum permitted 100 sq.ft., for a proposed conve-

ORDER RECEIVED FOR FILING
Date 10/21/96
By SPB

nience store use in combination with an existing service station, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

IN RE: PETITIONS FOR SPECIAL HEARING	* BEFORE THE
AND VARIANCE - E/S Virginia Ave.	
167' S of E. Joppa Road	* DEPUTY ZONING COMMISSIONER
(201 E. Joppa Road)	
9th Election District	* OF BALTIMORE COUNTY
4th Councilmanic District	
	* Case No. 96-482-SPHA
Exxon Corporation	
Petitioner	*

* * * * *

AMENDED ORDER

WHEREAS, this matter came before this Deputy Zoning Commissioner as Petitions for Special Hearing and Variance for the subject property, known as 201 E. Joppa Road in Towson. The Petitions were filed by the owner of the property, Exxon Corporation, through their attorney, David K. Gildea, Esquire. The Petitioners requested a special hearing to approve an amendment to the previously approved special exception and site plans in prior Case Nos. 3409, 82-105-A and 86-53-A. In addition to the special hearing, the Petitioners sought variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: 1) From Section 235.B.4 to permit an amenity open space (A.O.S.) ratio of 0.0 in lieu of the required 0.1 ratio; from Section 405.4.A.2.A. to permit a canopy setback from a street right-of-way of 10 feet in lieu of the required 15 feet, and to permit a fuel pump aisle setback of 21 feet in lieu of the required 25 feet; from Section 405.4.A.2.B to permit a landscape transition area width of 0 feet in lieu of the required 10 feet along the entire perimeter of the fuel service station which abuts a right-of-way; from Section 409.4.A to permit two-way vehicular travelway widths of 10.8 feet and 13.95 feet in lieu of the minimum required 20 feet; and from Section 413.2 to permit a total site signage of 203 sq.ft. in lieu of the maximum permitted 100

ORDER RECEIVED FOR FILING

Date

By

10/25/96
[Signature]

sq.ft., for a proposed convenience store use in combination with an existing service station.

Pursuant to an amended Petition for Variance filed prior to the hearing date, the Petitioners withdrew all of their requests for variance with the exception of the relief sought from Section 409.4.A. Specifically, the Petitioners amended their request for variance from this Section to permit two-way vehicular travelway widths of 7 feet, 8.8 feet, and 14 feet in lieu of the minimum required 20 feet. The amended variance relief was shown on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

By Order issued October 21, 1996, the special hearing relief was granted, and all of the variances initially requested, including the amended variance relief, were inadvertently granted. Subsequent to the issuance of that Order, Counsel for the Petitioners advised this Office that only the amended variance relief sought from Section 409.4.A was necessary and that the other variance requests should be dismissed as moot.

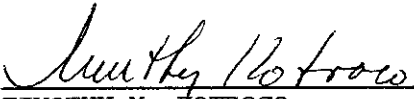
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of October, 1996 that the Petition for Special Hearing to amend the previously approved special exception and site plans in prior Case Nos. 3409, 82-105-A, and 86-53-A, to reflect the proposed convenience store use in combination with an existing service station, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 409.4.A to permit two-way vehicular travelway widths of 7 feet, 8.8 feet, and 14 feet in lieu of the minimum required 20 feet

ORDER RECEIVED FOR FILING
Date 10/29/96
By [Signature]

(as amended), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED, pursuant to the request for withdrawal by Counsel for the Petitioners, that all other variance relief sought from the Baltimore County Zoning Regulations (B.C.Z.R.) be and is hereby DISMISSED AS MOOT.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: David K. Gildea, Esquire, Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, 4th Floor, Towson, Maryland 21204

Michael J. Specht and Shelley LePlatt, Exxon Corporation
6301 Ivy Lane, Suite 700, Greenbelt, Md. 20770

Mr. Jerry Zellers, STV, Inc.
21 Governors Court, Baltimore, Md. 21244
People's Counsel; Case File

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

October 21, 1996

David K. Gildea, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, 4th Floor
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING and VARIANCE
E/S Virginia Avenue, 167' S of E. Joppa Road
(201 E. Joppa Road)
9th Election District - 4th Councilmanic District
Exxon Corporation - Petitioner
Case No. 97-482-SPHA

Dear Mr. Gildea:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Michael J. Specht and Shelley LePlatt, Exxon Corporation
6301 Ivy Lane, Suite 700, Greenbelt, Md. 20770

Mr. Jerry Zellers, STV, Inc.
21 Governors Court, Baltimore, Md. 21244

People's Counsel

File

A large handwritten checkmark is drawn over the word "File".



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

201 E. Joppa Road

96-482-SHA

which is presently zoned B1-CT

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Amendment to previously approved special exception plan in Case Nos.
3409, 82-105A, 86-53A.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

David K. Gildea

(Type or Print Name)

Signature

4th Floor
210 W. Pennsylvania Ave 832-2066
Address Phone No.
Towson, MD 21204

City

State

Zipcode

Legal Owner(s):

Exxon Corp.

(Type or Print Name)

Signature

By: M.J. Specht, (Agent/Attorney-in-Fact)

(Type or Print Name)

Signature

5301 Ivy Lane, Suite 700

Address

Phone No.

Greenbelt, MD 20770

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

David K. Gildea

832-2066

Name 4th Floor

210 W. Pennsylvania Ave, Towson, MD 21204

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL OTHER

REVIEWED BY:

DATE 5-29-96

475

ORDER RECEIVED FOR FILING

Date

By



Amended

Petition for Variance

475

to the Zoning Commissioner of Baltimore County

for the property located at 201 E. Joppa Road

which is presently zoned BM-CT

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See attached.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To be presented at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

David K. Gildea

Whiteford, Taylor & Preston

(Type or Print Name)

Signature

210 W. Pennsylvania Ave., 4th Fl.
400 Court Towers

Address

Phone No.

Towson, MD 21204

City

State

Zipcode

DROP-OFF
NO REVIEW
8/19/96
WCL

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

~~Exxon Co., USA~~

EXXON CORPORATION

(Type or Print Name)

Michael J. Specht

Signature

Michael J. Specht (Agent/Attorney-In-Fact)

(Type or Print Name)

Signature

6301 Ivy Lane, Suite 700

Address

Phone No.

Greenbelt, MD 20770

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

David K. Gildea

Whiteford, Taylor & Preston

210 W. Pennsylvania Avenue, 400 Court Towers

Towson, MD 21204 -- 410-832-2000

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL

OTHER

REVIEWED BY:

DATE



ORDER RECEIVED FOR FILING

Date

By

Amended
ATTACHMENT TO PETITION FOR VARIANCE FOR PROPERTY
LOCATED AT 201 E. JOPPA ROAD WHICH IS PRESENTLY ZONED BM-CT

VARIANCES:

Section 409.4 A—to permit two way vehicular travel way width of 7 feet, 8.8 feet
and 14 feet in lieu of the required 20 feet.

85212

ORDER RECEIVED FOR FILING

Date 10/21/96

By [Signature]

Attachment to Petition for Variance
for Property Located At 201 E. Joppa Road

96-482-SPHA

1. Section 235B.4 to permit amenity open space ratio to be 0.0 in lieu of the required 0.1 ratio.
2. Section 405.4A.2A to permit a canopy set-back of 10' in lieu of the required 15' from street right-of-way.
3. Section 405.4A.2A to permit a fuel pump aisle set-back of 21' in lieu of the required 25'.
4. Section 405.4A.2B to permit a 0' landscape transition area in lieu of the required 10' wide landscape transition area along the entire perimeter of the fuel service station which abutts a right-of-way.
5. Section 409.4A to permit ~~two-way~~ vehicular travel way width of 10.8' and 13.95' in lieu of the required 20' width. *amended*
6. Section 413.2 to permit 203 sq. ft. of site signage in lieu of the permitted total area of 100 sq. ft.

78667

ORDER RECEIVED FOR FILING

Date

11/21/96

By

[Signature]

475

96-482-SPHA



STV Incorporated

21 Governor's Court
Baltimore, Maryland 21244-2722
(410) 944-9112 fax: (410) 298-2794

ZONING DESCRIPTION FOR
EXXON COMPANY, U.S.A.
SOUTHEAST CORNER OF JOPPA ROAD AND VIRGINIA AVENUE
TOWSON, 9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND.

BEGINNING at a point on the east side of Virginia Avenue, which is 60 feet wide, said point being distant 167.15 feet south of the centerline of East Joppa Road, which is 70 feet wide, thence running with and binding on said east side of Virginia Avenue,

1. North $04^{\circ} 27' 07''$ West 102.35 feet to a point, thence along a site flare or fillet,
2. North $40^{\circ} 06' 47''$ East 42.60 feet to a point, thence along the south side of said E. Joppa Road,
3. North $84^{\circ} 28' 31''$ East 104.40 feet to a point, thence leaving E. Joppa Road and running for the two following courses and distances,
4. South $06^{\circ} 29' 23''$ East 127.80 feet to a point, and
5. South $82^{\circ} 41' 16''$ West 138.99 feet to the place of beginning, as recorded in Deed Liber E.H.K., Jr. No. 6959, Folio 489.

CONTAINING 17,307 square feet or 0.397 acre of land more or less. Also known as No. 201 E. Joppa Road, and located in the Ninth Election District.

Mark A. Riddle

May 22, 1996

STV INCORPORATED

Mark A. Riddle

MD Professional Land Surveyor No. 10899



475

96-482-SPHA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th

Date of Posting 9/12/96

Posted for: OCT. 3, 1996 HEARING

Petitioner: EXXON CORPORATION

Location of property: 201 E. SOPPA RD

Location of Sign: Soppa Rd entrance

Remarks:

✓ Posted by David K. Golden

Signature

Date of return:

Number of Signs: 1



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-482-SPHA

District... 9th
Posted for: Special Hearing
Petitioner: Exxon Corp.
Location of property: 201 E. Joppa Rd.
Location of Signs: Facing 200 duty on property being 2000 ft.
Remarks:
Posted by: [Signature]
Number of Signs: 1
Date of Posting: 6/14/96
Date of return: 6/14/96



The 200th anniversary of the building of the County Jail, originally built in 1800, will be celebrated on the evening of and morning of the 20th. The County Jail, located at the corner of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chase, takes Avenue in Towson, Maryland 21204, of Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

(Member)
201 E. Joppa Road
E/S Virginia Avenue,
of b/e. Joppa Road
9th Election District
4th Councilmanic
Legal Owner(s)

[illegible]

**Zoning Commission
Baltimore County**

NOTES: (1) Hearings are

Handicapped Accessible, for
all generations

Special
Call 800-255-3333

For information contact:

(2) the file and/or Hearing

Please Call 887-3381

62/13, 1996

THIS IS TO CERTIFY THAT THE JEFFERSONIAN, a weekly newspaper published in TOWSON, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/13, 1996.

THE JEFFERSONIAN.

A. H. Emilesson
LEDA AD - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

475 No. 019976

DATE 5-7-91 ACCOUNT RC001-6150

AMOUNT \$ 570.00

RECEIVED FROM: EXXON CORP. 201 E. Joppa Rd.
SYCC H21- (040) 250.00
VAR. (020) 250.00
FOR: DISCOUNT (050) 35X2 70.00
570.00

03A9180019HTCHRC
RA 000211PHDL-59-97

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

96-482-SPHA Jcm

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 013364
475

DATE 8/20/96 ACCOUNT 001-6150

AMOUNT \$ 100.00 (WCR)

RECEIVED FROM: Whiteford, Taylor & Preston

#110 - REVISIONS
201 E. Joppa Road

DROP-OFF -
NO REVIEW

FOR: Revised Plats & Petition

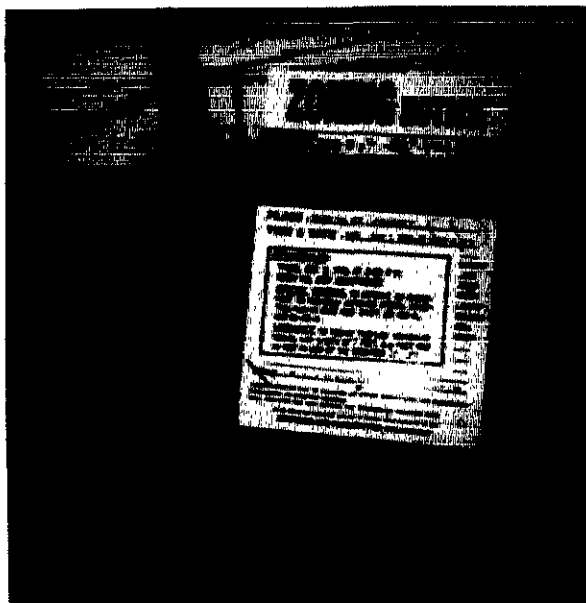
CREVISIONS

03A9180210WICHRC
RA 0002124PMWR-90-02

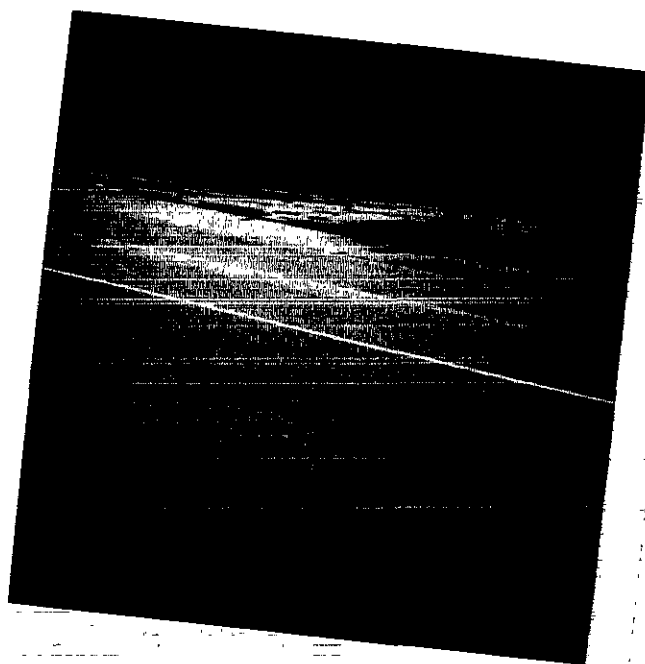
\$100.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



○ 96-482-SPHA ○



○ 96-482-SPHA ○



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 475 Petitioner: Exxon Corp. By M.J. Spehr
Location: 201 E. Joppa Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: David G. Lidea, Esq.
ADDRESS: 4th flr. 210 W. Pennsy L'ANIA AVE. Towson Md. 21204.

PHONE NUMBER: 832-2066

TO: PUTUXENT PUBLISHING COMPANY
June 13, 1996 Issue - Jeffersonian

Please forward billing to:

David Gildea, Esq.
210 W. Pennsylvania Avenue, 4th Floor
Towson, MD 21204
832-2066

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-482-SPHA (Item 475)
201 E. Joppa Road
E/S Virginia Avenue, 167' +/- S of c/l E. Joppa Road
9th Election District - 4th Councilmanic
Legal Owner(s): Exxon Corporation

Special Hearing to approve an amendment to previously approved special exception plan in case nos. 3409, 82-105-A, and 86-53-A.

Variance to permit amenity open space ratio to be 0.0 in lieu of the required 0.1 ratio; to permit a canopy setback of 10 feet in lieu of the required 15 feet from street right-of-way; to permit a fuel pump aisle setback of 21 feet in lieu of the required 25 feet; to permit a zero foot landscape transition area in lieu of the required 10 foot wide landscape transition area along the entire perimeter of the fuel service station which abutts a right-of-way; to permit two-way vehicular travelway width of 10.8 feet and 13.95 feet in lieu of the required 20 foot width; and to permit 203 square feet signage in lieu of the permitted total area of 100 square feet.

HEARING: MONDAY, JULY 1, 1996 at 9:30 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 10, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-482-SPHA (Item 475)
201 E. Joppa Road
E/S Virginia Avenue, 167' +/- S of c/l E. Joppa Road
9th Election District - 4th Councilmanic
Legal Owner(s): Exxon Corporation

Special Hearing to approve an amendment to previously approved special exception plan in case nos. 3409, 82-105-A, and 86-53-A.

Variance to permit amenity open space ratio to be 0.0 in lieu of the required 0.1 ratio; to permit a canopy setback of 10 feet in lieu of the required 15 feet from street right-of-way; to permit a fuel pump aisle setback of 21 feet in lieu of the required 25 feet; to permit a zero foot landscape transition area in lieu of the required 10 foot wide landscape transition area along the entire perimeter of the fuel service station which abuts a right-of-way; to permit two-way vehicular travelway width of 10.8 feet and 13.95 feet in lieu of the required 20 foot width; and to permit 203 square feet signage in lieu of the permitted total area of 100 square feet.

HEARING: MONDAY, JULY 1, 1996 at 9:30 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Exxon Corporation
David K. Gildea, Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 30, 1996

NOTICE OF REASSIGNMENT

Rescheduled from 7/1/96
CASE NUMBER: 96-482-SPHA (Item 475)
201 E. Joppa Road
E/S Virginia Avenue, 167' +/- S of c/l E. Joppa Road
9th Election District - 4th Councilmanic
Legal Owner(s): Exxon Corporation

Special Hearing to approve an amendment to previously approved special exception plan in case nos. 3409, 82-105-A, and 86-53-A. Variance to permit two-way vehicular travel way width of 7 feet, 8.8 feet and 14 feet in lieu of the required 20 feet.

HEARING: THURSDAY, OCTOBER 3, 1996 at 2:00 p.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland.

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON
DIRECTOR

cc: Exxon Corporation
David K. Gildea, Esq.

R to S 1/15/97

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

INTER-OFFICE CORRESPONDENCE

DATE: January 10, 1997

To: Mr. Wirth - DEPRM, SWM
Ms. Farr - DEPRM, EIRD
Mr. Seeley - DEPRM, PDR
✓ Mr. Richards - PDM, Development Control
Mr. Putty - PDM, House Numbers & Street Names
Mr. Bowling - PDM, DPR (4)
Lt. Sauerwald - Fire Dept. - 1102F
Mr. Grossman - Rec & Parks
Mr. Gredlein - SHA (3)
Mr. McDaniel - PO, Development Review (3)

From: Carol A. Brown/Constance Odiase

CAB/CO

Subject: Project Name: EXXON - 201 EAST JOPPA ROAD /
Project No.: 97005 2
PDM No.: IX-670
District: 13C1
Engineer: STV INCORPORATED
Phone No.: (410) 944-9112

TO: JLL
1/14/97

Action: ☒ Limited Exemption (26-171.b.9) /
☐ Waived Hearing Officer Hearing
☐ CRG Non-material Amendment
☐ Waived CRG Meeting

Please review the attached plan for compliance with current regulations and return comments to this office by **MONDAY, FEBRUARY 3, 1997**. If you have no comments or do not need to review this plan, please indicate by placing your initials here _____.

Please initial here if your agency requests PDM, Land Acquisition, to acquire

_____ HIGHWAY WIDENING
_____ GREENWAY
_____ DRAIN/UTILITY EASEMENT
_____ FOREST CONSERVATION

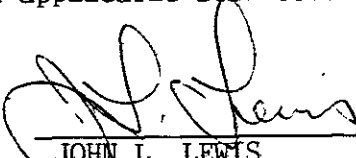
_____ FOREST BUFFER
_____ FLOODPLAIN
_____ PUBLIC WORKS AGRMT
_____ NONE OF THE ABOVE

5-12-97
JLL

96-482

LTDEXEMP.DOT

The plan agrees with the approved site plan in zoning case #94-482-SPHA. On revised plans, list all relief granted by the zoning commissioner to include what was granted, the applicable BCZR section numbers, and any restrictions.



JOHN L. LEWIS
Planner II, Zoning Review
January 15, 1997

JLL:scj



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 16, 1996

96-482

David K. Gildea, Esquire
Whiteford, Taylor, and Preston
210 West Pennsylvania Avenue
4th Floor, 400 Court Towers
Towson, MD 21204

RE: Drop-Off Revision Review (Item #475)
201 East Joppa Road
9th Election District

Dear Mr. Gildea:

At the request of the attorney/petitioner, the above referenced revisions were accepted for filing without a final filing review by the staff. The revisions were accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no incomplete filing information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Joseph C. Merrey".
Joseph C. Merrey
Planner I
Zoning Review

JCM:scj

Enclosure (receipt)

c: Zoning Commissioner

GGs



PDM TRANSMITTAL

TO SUPD 3/16/97

(fka ZADM)

DATE:

3/7/97

887-3335

TO: // DPR

☒ PDM

// SCD

// PO

// DEPRM

Zoning / J. Lewis

FR:

(Signature)

(Please initial.)

Re:

Project Name:

Exxon - 201 E. Joppa Rd

☒ Project Not Managed

PDM No. 1X-670

Project Manager:

Type of Plan:

Limited Exempt

☒ Preliminary // Final // Signature

Team Leader:

Engineer:

STV INC.

Phone # 944-9112

PHASE II ROUTING SLIP: (Manager required)

Scheduled submission date: (see Project Chart) _____

Scheduled completion date: (see Project Chart) _____

// Approved

// Approved with comments

// Returned for revision

☒ Disapproved *

SEE ATTACHED COMMENTS. RETURN A COPY OF THESE
COMMENTS WITH REVISED PLANS TO ZOW INT-REVIEW
THROUGH RM 123.
(DEV. MGMT)

ACTION TAKEN
BY REVIEWER

ZOW-REVIEW
Agency

J. Lewis
Reviewer's Name

3/10/97
Date

RETURN TO: PDM - Room 123 COUNTY OFFICE BUILDING
PDMTRANS.DOC/CAB Rev. 10/30/96

3/10/97

EXXON - 201 E. JOPPA RD. LTD EX. COMMENTS

FOR ZONING CASE 96 - 482 - SPHA.

INCLUDE THE COMPLETE REFERENCES AND RELIEFS GRANTED
IN ~~THE~~ THE AMENDED ZONING CASE ORDER DATED OCT
28, 1996.

DIMENSION ALL BLDGS AND CANOPIES. DIMENSION ALL SETBACKS
REFERENCE PDM # IX-670 IN PLAN TITLE.

STATE ON SIGN DETAIL THAT THE EXISTING SIGN IS
BEING REMOVED AND DIMENSION THOSE AREAS REQUIRED
TO BE COUNTED FOR SIGN ~~IF~~ STATE THAT THE MAIN ID SIGN
IS THE ONLY FREESTANDING SIGN ON SITE.

PDM TRANSMITTAL

(fka ZADM)

887-3335

DATE:

3/21/97

TO: // DPR

☒ PDM

// SCD

// PO

// DEPRM

John Lewis

TO: CONSTANCE

FR:

Ce

(Please initial.)

Re:

Project Name:

EXXON-201 E. Joppa Rd 97-005.7

// Project Not Managed

PDM No.

IX-670

Project Manager:

Type of Plan:

Revised Dev. Plan

// Preliminary

☒ Final

// Signature

Team Leader:

Engineer:

STV Inc.

Phone #

944-9112

PHASE II ROUTING SLIP: (Manager required)

Scheduled submission date: (see Project Chart)

Scheduled completion date: (see Project Chart)

☒ Approved (REVISED PLAN SHOWING 99.48% F.S. DE SIGN)

// Approved with comments

// Returned for revision

// Disapproved

ACTION TAKEN

BY REVIEWER

Constance

Agency

[Signature]

Reviewer's Name

3/25/97

Date


RETURN TO: PDM - Room 123 COUNTY OFFICE BUILDING

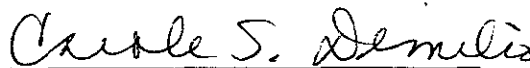
PDMTRANS.DOC/CAB Rev. 10/30/96

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
201 E. Joppa Road, E/S Virginia Avenue,	*	ZONING COMMISSIONER
167'+/_ S of c/l E. Joppa Road		
9th Election District, 4th Councilmanic	*	OF BALTIMORE COUNTY
Exxon Corporation	*	CASE NO. 96-482-SPHA
Petitioner		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County


CAROLE S. DEMILIO
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to David K. Gildea, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, 4th Floor, Towson, MD 21204, attorney for Petitioner.


PETER MAX ZIMMERMAN

Given -
Send notice
to Theodore Siegel
205 E. Joppa Rd.
Suite 809, Towson
21286
when rescheduled

*File
(to Green)*

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515

410 832-2000
FAX 410 832-2015

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

30 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

DAVID K. GILDEA
DIRECT NUMBER
410 832-2066
2029539@mcimail.com

June 25, 1996

Via Hand Delivery

Timothy M. Kotroco
Deputy Zoning Commissioner
400 Washington Avenue
Towson, Maryland 21204

Re: Exxon Station at 201 E. Joppa Road
Case No.: 96-482-SPHA (Item 475)
Hearing Date: July 1, 1996 at 9:30 a.m.
in Room 118, Old Courthouse
Our File: 02951/00056

*Granted P.P.
per Mike
6/25/96*

Dear Deputy Zoning Commissioner Kotroco:

Exxon Corporation, by and through its attorneys, Whiteford, Taylor & Preston, respectfully request a postponement of the above-referenced matter. The site is located within the Towson Urban Design area, and therefore, must go before the Design Review Panel. On June 21, 1996, Mike Specht of Exxon, Jerry Zellers of STV and I met with Diana Itter and Irv McDaniel to discuss some general planning issues as well as the Design Review Panel process. It was suggested that we seek a postponement of the Zoning Commissioner's Hearing until such time that the issues before the Development Review Panel can be resolved.

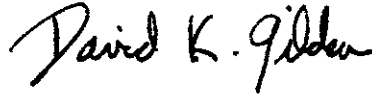
Further, it is anticipated that Exxon will amend its Petitions based on the review of both the Office of Planning and the Design Review Panel. It is not anticipated that the amendments will occur prior to the existing hearing date of July 1, 1996.

It is in the best interest of Exxon, Baltimore County, and the surrounding communities for a postponement to be granted to resolve several issues which the County has raised. No party will be prejudiced by the postponement, and therefore, Exxon respectfully requests the postponement.

Timothy M. Kotroco
June 25, 1996
Page 2

Should you have any questions, please contact me. With kind regards.

Very truly yours,

A handwritten signature in black ink that reads "David K. Gildea". The signature is written in a cursive style with a large, stylized "D" and "G".

David K. Gildea

DKG:dmk

cc: Michael J. Specht, Exxon
Lynn Lanham, Office of Planning (via hand-delivery)
Diana Itter, Office of Planning (via hand-delivery)
Irvin McDaniel, Office of Planning (via hand-delivery)
Jeff Long, Office of Planning (via hand-delivery)
Jeff Mayhew, Office of Planning (via hand-delivery)
Jerry Zellers, STV Incorporated

80850

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

30 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

DAVID K. GILDEA
DIRECT NUMBER
410 832-2066
2029539@mcimail.com

**WHITEFORD, TAYLOR & PRESTON
L.L.P.**

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515

410 832-2000
FAX 410 832-2015

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

August 15, 1996

Mr. Joseph Merry
Office of Permits and
Development Management
111 W. Chesapeake Avenue, Room 109
Towson, Maryland 21204

**RE: Exxon Station at 201 E. Joppa Road
PDM Item Number: 475
Store Number: 2-5019**

Dear Joe:

Enclosed please find three (3) Amended Petitions for Variance and twelve (12) Amended Site Plans to Accompany Petitions for a Special Hearing and Variance for the above-referenced site. On May 29, 1996, I filed with you a Petition for Special Hearing and Petition for Variance along with accompanying site plans, three (3) legal descriptions of the property, and a zoning map.

Since the date of the filing, we have met with the Design Review Panel. The Design Review Panel has made several suggestions which have altered the configuration of the site. The end result of the suggestions is that the amended site plan has much fewer variances.

Therefore, Exxon wishes to amend its Petition for Special Hearing and Petition for Variance to reduce the number of variances. I have attached a new Petition for Variance. The Petition for Special Hearing previously filed does not need amending. I have attached the One Hundred Dollar (\$100.00) filing fee for the amendment.

The previously scheduled hearing was postponed due to the DRP review. Please reset the hearing and notify me of the new hearing date.

16 1996

96-4575
475

DROP-OFF
NO REVIEW
8/19/96
WCL

• Mr. Joseph Merry
August 15, 1996
Page 2

Should you have any questions or comments, please contact me.

With kind regards,

Very truly yours,

A handwritten signature in cursive script that reads "David". The signature is written in black ink and is positioned above the printed name.

David K. Gildea

DKG:ans

Enclosures

cc: Michael J. Specht (w/o enclosures)

Jerry Zellers (w/o enclosures)

85134

WHITEFORD, TAYLOR & PRESTON
L.L.P.

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
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TELEPHONE 703 836-5742
FAX 703 836-0265

DAVID K. GILDEA
DIRECT NUMBER
410 832-2066
2029539@mcimail.com

October 25, 1996

Via Hand Delivery

Timothy M. Kotroco
Deputy Zoning Commissioner
for Baltimore County
400 Washington Avenue
Towson, Maryland 21204

**Re: Petitions for Special Hearing and Variance
E/S Virginia Avenue 167' S of E. Joppa Road
(Exxon Station at 201 E. Joppa Road)
Case No.: 96-482-SPHA
Our File: 02951/00056**

Dear Deputy Zoning Commissioner Kotroco:

I am in receipt of your decision dated October 21, 1996 for the above-referenced site. The Petitioner, Exxon, amended its variance petition after a meeting with the Design Review Panel. As such, the variances referenced in your decision were not requested. The requested variances are listed in the Amended Petition for Variance. As the Amended Petition for Variance significantly reduces the number of variances, I do not foresee that it will affect the outcome of your decision. However, for sake of consistency and clarity, I am requesting a reconsideration of your decision to address the variances sought in the Amended Petition for Variance.

Timothy M. Kotroco
Deputy Zoning Commissioner
October 25, 1996
Page 2

Thank you for your kind consideration to this matter. Should you have any questions or comments, please contact me. With kind regards.

Very truly yours,


David K. Gildea

DKG:mbb

cc: Michael J. Specht, Exxon
Jerry Zellers, STV Incorporated

80850

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Daniel K. Gildea

Whiteford, Taylor + Preston

210 W. Penn. Ave. Towson, Md. 21204

JERRY ZEULERS

STU INC.

21 GOVERNORS COURT BALTO MD. 21204

SHELLEY LE PLATT

EXXON CO. U.S.A.

6301 IVY LANE SUITE 700

GREENBELT, MD 20770

Kenneth Schmitt

Traffic Concepts, Inc.

8258 Veterans Hwy Suite AB

Milletsville, MD 21108

Tim Madden

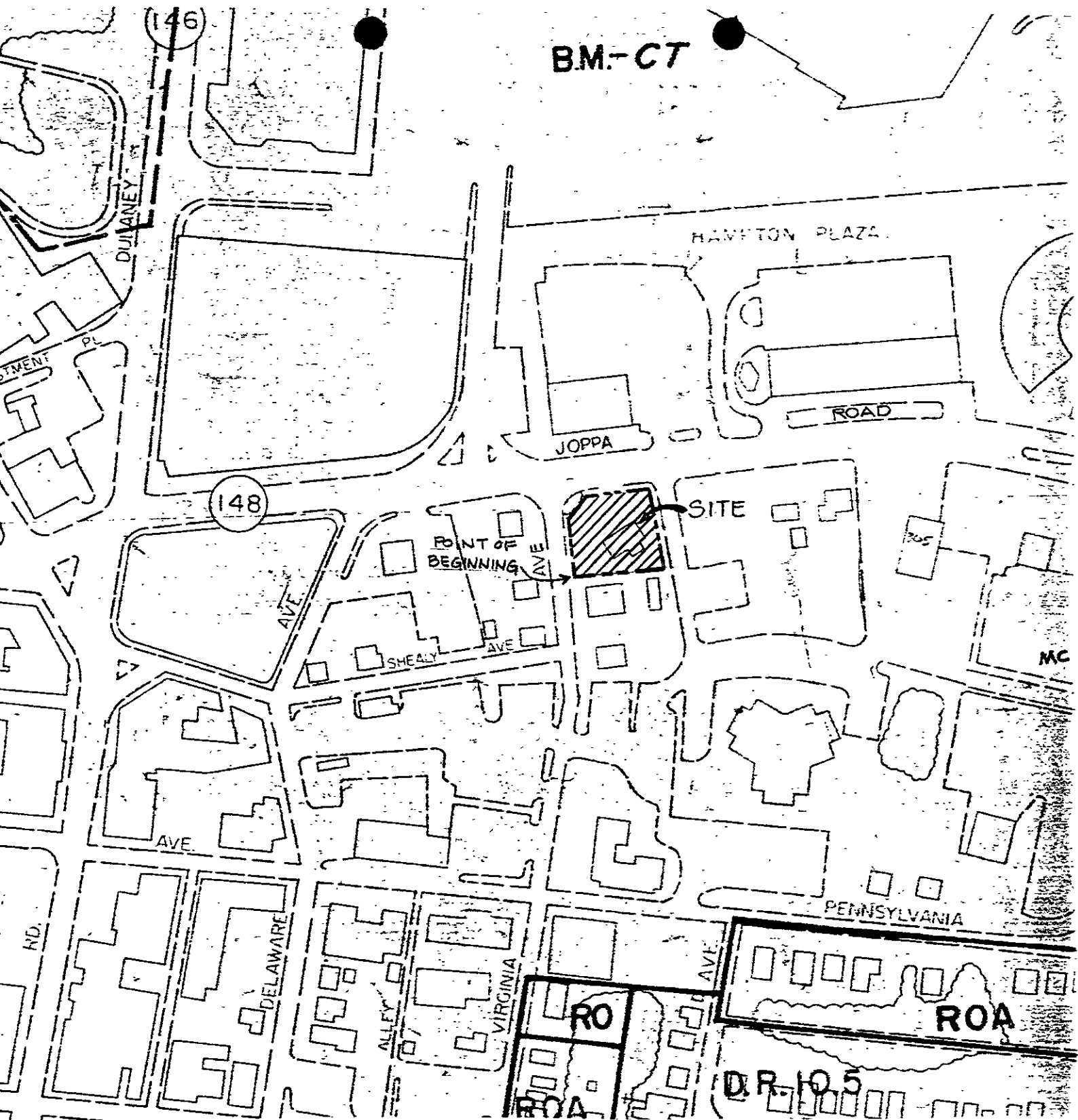
MRA 110 West Rd. Towson,

6-Year Volume History - Total Volumes (MOGAS + DIESEL) for Selected Stores
 Report Date: 10/03/96 Pgm: HVOL5YR FOCEXEC P File: HISTORY FOCUS

STORE MONTH	YEAR											
	89	90	91	92	93	94						
25019	JAN 52,699.00	44,430.00	53,151.00	52,945.00	44,321.00	26,480.00						
	FEB 61,698.00	35,969.00	53,249.00	43,822.00	52,850.00	35,541.00						
	MAR 61,499.00	53,279.00	70,862.00	61,464.00	44,838.00	32,558.00						
	APR 53,058.00	44,043.00	61,010.00	53,292.00	53,662.00	26,628.00						
	MAY 44,418.00	44,233.00	61,003.00	44,328.00	35,630.00	18,789.00						
	JUN 53,026.00	53,199.00	53,039.00	44,263.00	53,539.00	35,790.00						
	JUL 52,879.00	44,532.00	61,818.00	43,981.00	44,893.00	35,769.00						
	AUG 53,220.00	44,071.00	61,754.00	53,300.00	44,831.00	40,289.00						
	SEP 53,169.00	53,302.00	61,582.00	53,250.00	48,840.00	26,681.00						
	OCT 52,623.00	61,905.00	79,272.00	53,518.00	44,870.00	35,849.00						
	NOV 43,999.00	53,006.00	61,695.00	53,293.00	44,760.00	17,909.00						
	DEC 43,730.00	51,194.00	62,241.00	68,840.00	44,389.00							
*TOTAL 25019	626,018.00	583,163.00	740,676.00	626,296.00	557,423.00	332,283.00						
TOTAL	626,018.00	583,163.00	740,676.00	626,296.00	557,423.00	332,283.00						

or Dec.
 Nov. '94
 last month
 in operation

EXHIBIT 3

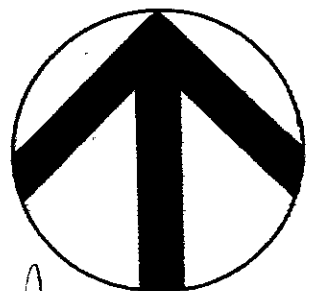


ZONING MAP

EXXON "TIGER MART"

201 EAST JOPPA ROAD

475
96-482-SPHA



PETITIONER'S
EXHIBIT 2
TRAFFIC IMPACT STUDY

EXXON STATION
EAST JOPPA ROAD

September, 1996

Prepared By

Traffic Concepts, Inc.
Brightview Business Center
8258 Veterans Highway, Suite 19B
Millersville, Maryland
21108 410-987-0427

INTRODUCTION

We have been asked by Exxon Company, USA to analyze the site plan for a proposed reconstruction of an existing Exxon Gas station. The site is located in the southeast quadrant of the East Joppa Road @ Virginia Avenue intersection in Baltimore County, Maryland. (See Exhibit 1). The reconstructed site will consist of 8 multiple product fueling positions for gas sales and a Tiger Mart convenience store. The development of this site as proposed requires a Special Hearing by Baltimore County. In order for the reconstruction plan to be approved, it must be shown that it will be accomplished in such a manner that the station would be improved to be more in keeping with the purposes with the Fuel Service Station and Car Wash Baltimore County Bill number 172-93.

SITE DEVELOPMENT

As mentioned the reconstructed site will provide 8 multi-product fueling positions for gasoline sales. A public telephone, tire air pressure dispenser and car vacuum units will be available and these services are fairly typical of the new gas facilities in design and use today. A Tiger Mart convenience store of approximately 1431 gross square feet will be constructed and will operate as an ancillary use to the gas site operation. The site is of sufficient size to provide safe and efficient vehicle flows.

PROPOSED VEHICLE TRIP PATTERN

The proposed facility is one that generally draws customers from the existing traffic flows along the adjacent highway system. These are referred to as "intercepted trips" from the adjacent roadway system. The vehicle impact to the surrounding roadway and intersections are generally considered to be minor.

The Tiger Mart convenience store is viewed and will operate as an ancillary use to the gas sales. Studies have shown that depending on the location of a site, the convenience only sales portion of such a facility only accounts for approximately 15% to 25% of total site patronage. The majority of the customers use the site to purchase gas and may purchase a convenience item such as coffee, newspaper or other small items when paying for their gas. The Tiger Mart operation should not be compared to full service convenience stores which provide a large array of products and are geared towards the sale of larger staple products such as milk, breads, grocery items and lunch meats.

VEHICLE TRIP GENERATION

As mentioned previously, the site will draw a majority of its customers from the existing traffic flows along East Joppa Road and Virginia Avenue. Recent traffic counts indicate that East Joppa Road carries 19,000 cars and Virginia Avenue carries 5,000 cars per weekday. We predict this will account for approximately 60% -70% of the total trips in and out of the site during peak hours. We would expect use of gas sites and the Tiger Mart by customers and this consolidation of trips by patrons could actually reduce the number of vehicle turning movements along the adjacent highway corridor by not requiring multiple stops to different single product facilities.

Referring to the Institute of Transportation Engineers Trip Generation Manual, February 1995 Update, the proposed uses are estimated to generate the following vehicle trips in and out of the site:

	AM		PM		Total
	<u>IN</u>	<u>OUT</u>	<u>IN</u>	<u>OUT</u>	<u>ADT</u>
Exxon gas station w/ convenience mart					
per vfp	5.03	5.03	6.69	6.69	162.78
8 vfp	40	40	54	54	1302
Less 60% Passby	<u>-24</u>	<u>-24</u>	<u>-32</u>	<u>-32</u>	<u>-781</u>
NET NEW TRIPS	16	16	22	22	521

This estimate creates a worst-case scenario for this site.

Traffic Concepts, Inc. conducted a peak hour turning movement count at the intersection of East Joppa Road @ Virginia Avenue during the AM and PM peak periods of traffic flows. The results of that count can be found in the appendix section. A Critical Lane Analysis was made at this intersection to determine existing levels of service. The following are the results of that analysis:

	AM <u>CLV(LOS)</u>	PM <u>CLV(LOS)</u>
East Joppa Rd. @ Virginia Ave.	634(A)	1036(B)

Intersections are considered to operate at acceptable levels of service when the critical lane volume is under 1450 during the peak hour of traffic flows. The site impact will spread its new trips to the various legs of this intersection and we would not expect the site's full development to increase the critical lane volume by more than 20 trips. We conclude that the adjacent intersection can handle the additional trips to be generated by this site and will continue to operate at acceptable levels of service.

SITE ACCESS

Access to the site will be provided by driveway entrances to both Joppa Road and Virginia Avenue. The access to York Road will be modified from the current two access to a single access centered along the York Road frontage. A full movement access to Virginia Avenue is also planned. These access points have been designed to accomodate the safe ingress and egress of all types of vehicles and sight distance lines are clear and in excess of minimum standards.

INTERNAL CIRCULATION

The site has been designed to conform with the criteria used by Exxon for other gas station facilities. In the past, this type of layout has proven to insure safe and efficient internal site flow. Eight fueling positions will be provided to insure stacking of vehicles waiting to purchase fuel will not be a problem. Vehicle bypass lanes have been provided beside the end fueling positions. Vehicles entering the facility will pull directly into the fueling area and will pull forward to exit the site thus avoiding the need to back up their vehicles. This helps insure the safety of pedestrians as well as motorists.

Baltimore County requires this site to provide 8 marked parking spaces, and the site plan meets this requirement. Due to the nature of the gas sales use, the vehicle fueling positions also provide parking areas. For these reasons,

positions also provide parking areas. For these reasons, adequate parking has been allocated and is located to provide convenient access to the various uses on the site.

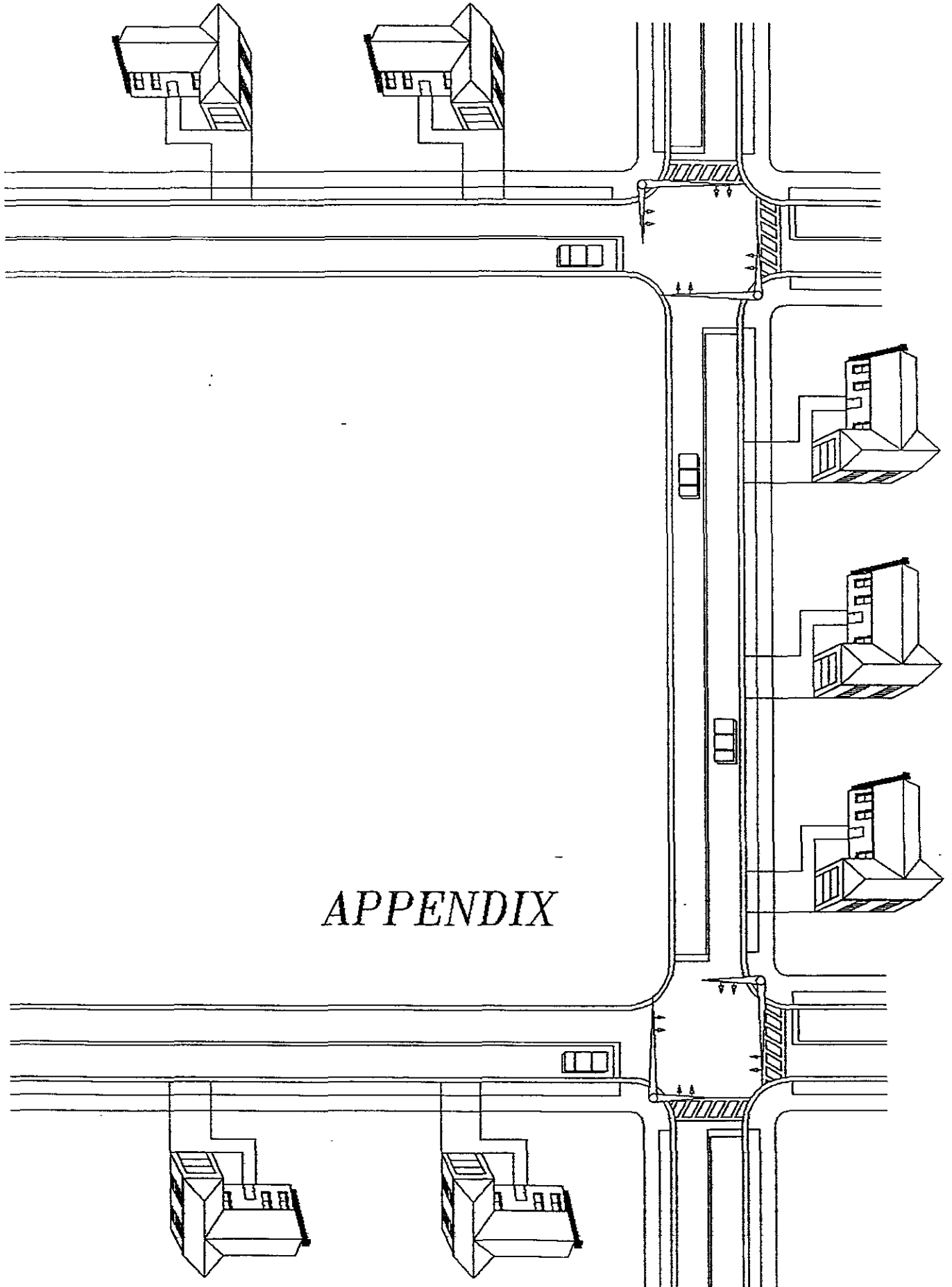
CONCLUSIONS

The site is located in an area where this type of facility is normally found. Since the use is dependent upon attracting customers from existing vehicle flows, it is normally located at high volume intersections as is the case with this site. Site access is adequate in terms of design and sight distance, so no unusual access conflicts should result. The site has been designed in a manner to provide adequate internal traffic flows. Site access points will ensure safe and efficient ingress and egress to the adjacent road system. Therefore, it is my opinion that the approval of this plan would insure the reconstruction of the existing site to be done in such a manner as to improve the overall operation of the existing facility. The reconstructed station would be more in keeping with the standards established in the Baltimore County Bill 172-93 for Fuel Service Stations and Car Washes.

Sincerely,

TRAFFIC CONCEPTS, INC.

Kenneth W. Schmid, Vice President



Gasoline/Service Stn. with Conv. Market (845)

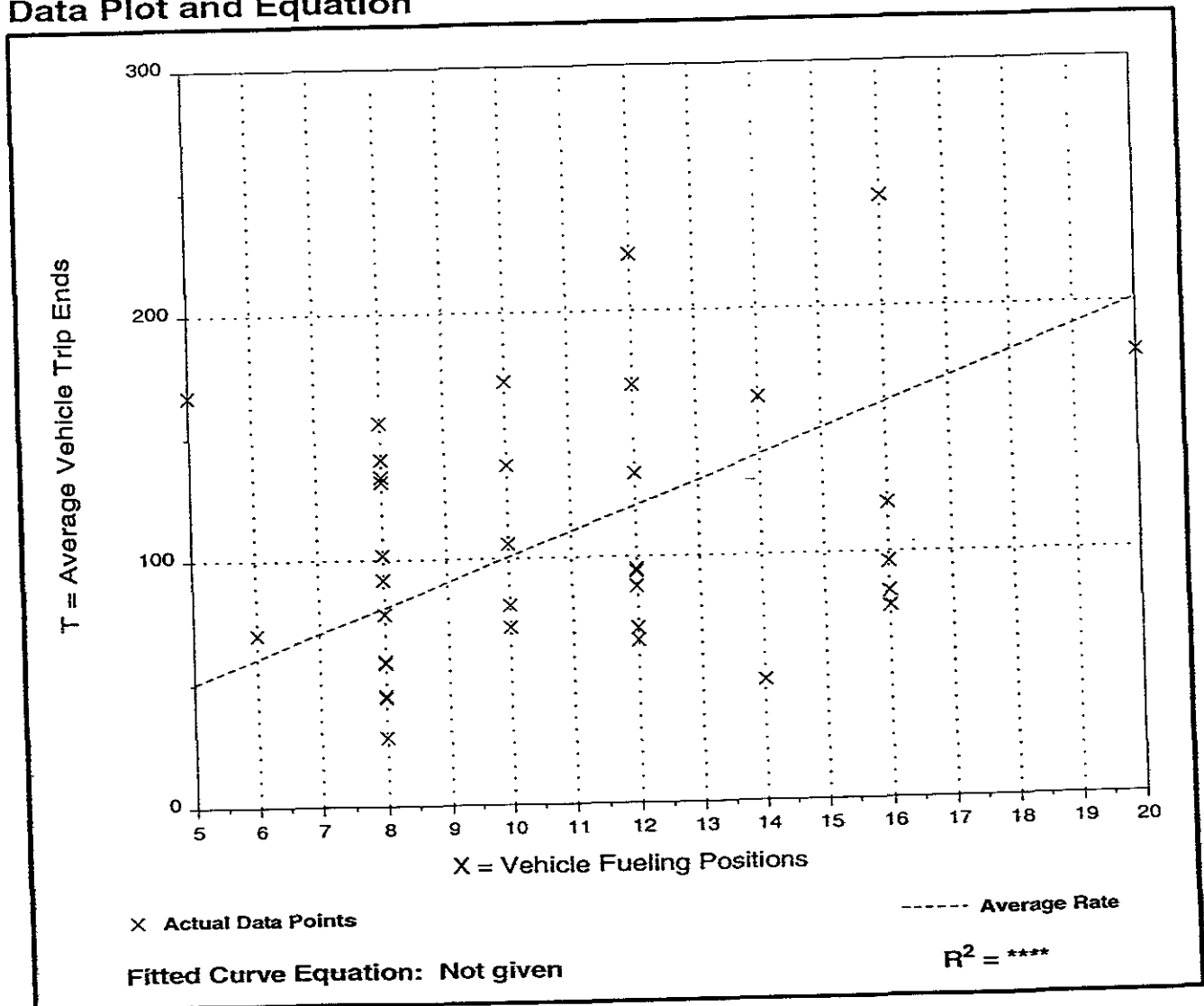
Average Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 35
Average Vehicle Fueling Positions: 11
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Vehicle Fueling Positions

Average Rate	Range of Rates	Standard Deviation
10.06	- 3.50 - 33.40	6.01

Data Plot and Equation



Gasoline/Service Stn. with Conv. Market (845)

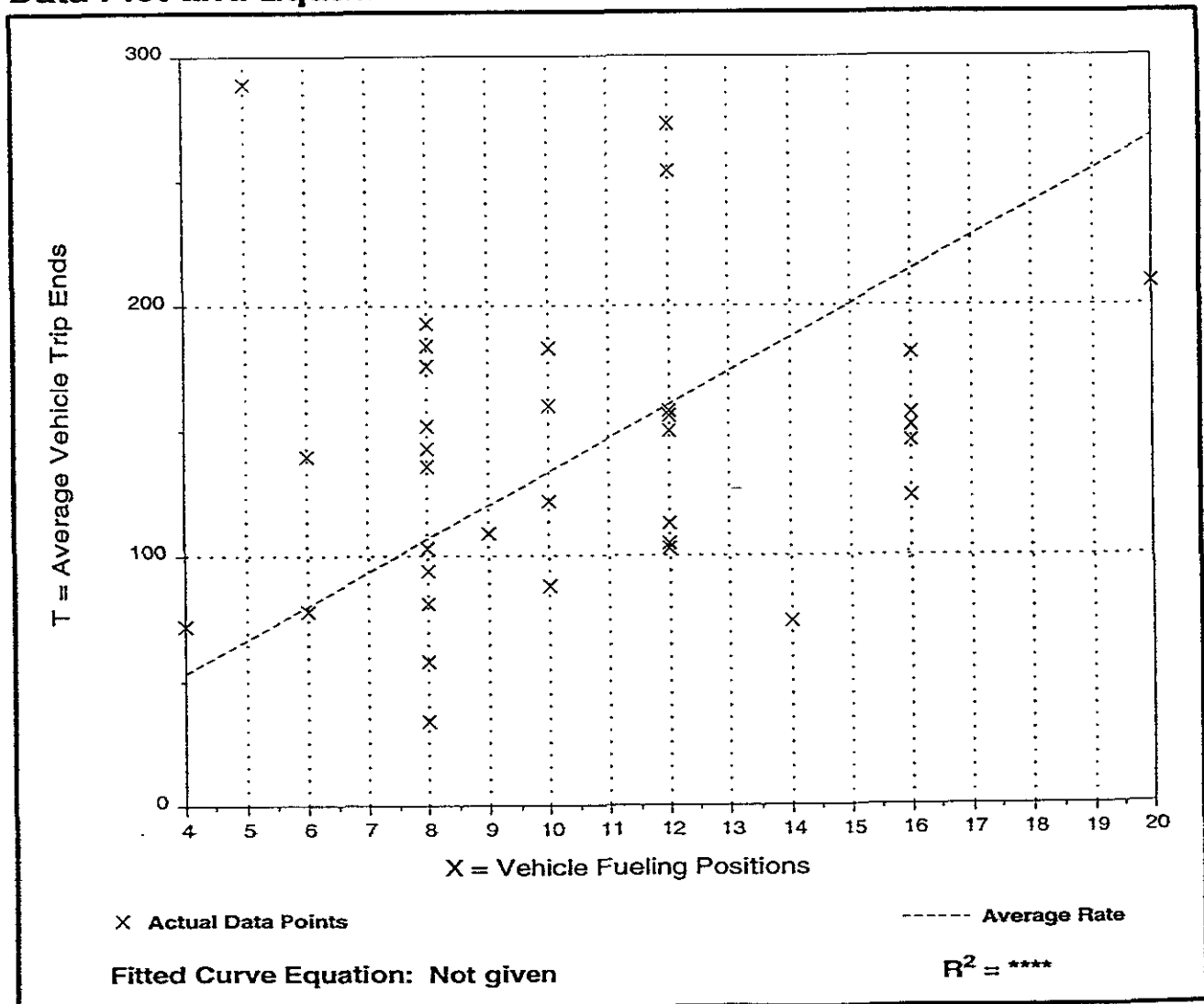
Average Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 37
 Average Vehicle Fueling Positions: 10
 Directional Distribution: 50% entering, 50% exiting

Trip Generation per Vehicle Fueling Positions

Average Rate	Range of Rates	Standard Deviation
13.38	4.25 - 57.80	7.98

Data Plot and Equation



Gasoline/Service Stn. with Conv. Market (845)

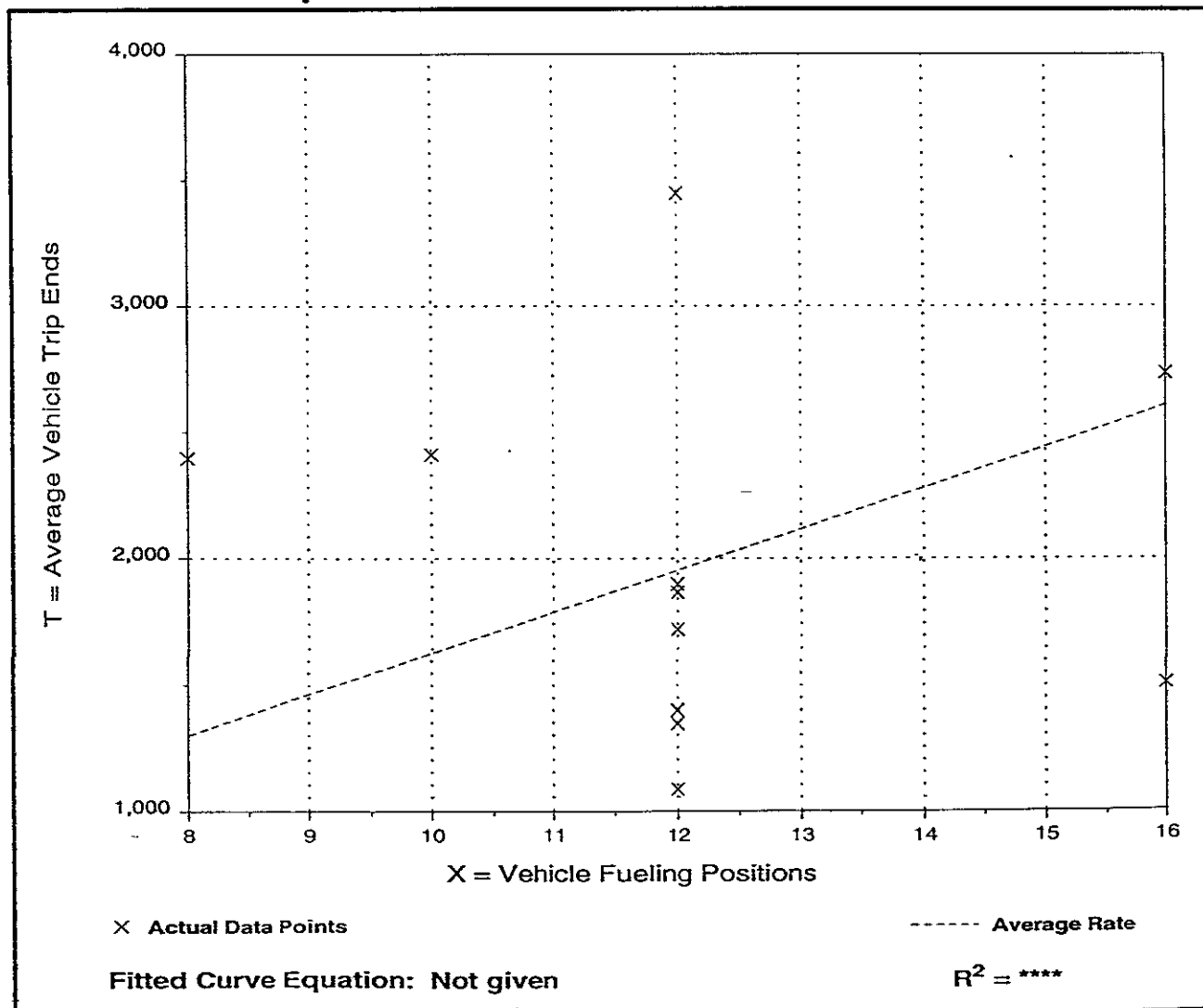
Average Vehicle Trip Ends vs: Vehicle Fueling Positions On a: Weekday

Number of Studies: 11
Average Vehicle Fueling Positions: 12
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Vehicle Fueling Positions

Average Rate	Range of Rates	Standard Deviation
162.78	90.67 - 299.50	68.16

Data Plot and Equation



PEAK HOUR COUNT FORM

COUNT BY: K.S.; C.W.

DATE 9/12/96

WEATHER Clear

DAY OF WEEK Thursday

	Virginia Ave.			Mall			Joppa Rd.			Joppa Rd.			LINE TOTAL
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
PERIOD BEGINS	L	S	R	L	S	R	L	S	R	L	S	R	
7:00	1	0	5	0	0	2	9	76	4	2	81	6	186
7:15	5	1	3	0	0	0	1	95	14	7	130	2	258
7:30	4	1	14	0	0	0	4	101	11	8	198	5	346
7:45	6	0	12	0	0	0	12	138	21	10	184	11	394
8:00	5	2	24	1	0	3	32	138	23	14	231	6	479
8:15	4	2	15	0	0	2	23	141	12	16	244	14	473
8:30	3	3	16	2	0	3	7	126	11	7	175	14	367
8:45	5	2	15	1	1	2	9	132	14	6	187	18	392
PEAK HOUR 7:45-8:45	18	7	67	3	0	8	74	543	67	47	834	45	
4:00	20	12	66	9	10	23	23	183	12	9	131	10	508
4:15	21	7	39	9	4	19	25	207	9	8	88	14	450
4:30	15	13	60	14	8	15	18	205	6	12	148	12	526
4:45	22	15	76	2	7	15	24	249	6	7	139	16	578
5:00	36	7	88	23	4	32	25	266	8	13	188	18	608
5:15	30	14	96	16	5	40	30	249	10	9	171	20	690
5:30	28	8	74	18	7	25	27	203	8	21	130	13	562
5:45	34	10	66	19	6	33	34	193	12	18	132	13	570
PEAK HOUR 4:45-5:45	116	44	334	59	23	112	106	967	32	50	628	67	

TRAFFIC
CONCEPTS, INC.

Brightview Business Center
8258 Veterans Highway, Suite 19B
Millersville, MD 21108
(410) 987-0427

FILE CODE : 00000000

Location : Joppa Road east of Virginia Av

Weather : Chan 1 westbd Chan 2 eastbd

Operator : KWS

PAGE: 2

FILE:

DATE: 10/23/95

TIME	MONDAY 23		TUESDAY 24		WEDNESDAY 25		THURSDAY 26		FRIDAY 27		SATURDAY 28		SUNDAY 29		WEEK AVERAGE	
BEGIN	Ch 1	Ch 2	Ch 1	Ch 2	Ch 1	Ch 2	Ch 1	Ch 2	Ch 1	Ch 2	Ch 1	Ch 2	Ch 1	Ch 2	Ch 1	Ch 2
12:00 AM	16	50	34	58	42	91	33	73	48	133	86	146	99	157	51	101
1:00	18	30	15	37	30	56	24	50	37	74	56	116	94	101	39	66
2:00	17	23	13	32	19	23	13	30	23	51	28	96	69	166	26	60
3:00	6	20	11	26	12	22	19	13	20	27	22	36	24	51	16	27
4:00	11	11	9	17	14	18	17	19	12	19	13	20	18	27	13	18
5:00	38	38	30	43	23	39	30	51	47	46	15	24	16	21	28	37
6:00	130	117	133	121	139	146	124	152	125	150	63	54	13	17	103	108
7:00	514	389	562	442	601	456	557	408	608	424	118	123	49	49	429	327
8:00	868	624	883	618	887	561	796	554	766	585	234	207	70	100	643	464
9:00	492	525	571	606	571	528	538	533	497	499	354	287	157	131	454	444
10:00	439	501	425	513	502	535	499	529	505	537	374	400	*	*	457	502
11:00	546	647	538	612	551	602	556	580	665	670	540	563	*	*	566	612
12:00 PM	656	782	630	783	666	726	642	661	695	768	549	538	*	*	639	709
1:00	576	761	569	736	631	672	600	664	720	773	604	524	*	*	616	688
2:00	558	705	562	698	565	683	560	671	625	787	489	587	*	*	559	688
3:00	482	800	476	718	540	756	523	771	580	836	483	575	*	*	514	742
4:00	639	1044	534	1025	660	1022	697	1046	691	1080	476	538	*	*	616	959
5:00	643	1129	642	1136	718	1102	881	1077	766	924	424	520	*	*	679	981
6:00	491	674	481	783	549	608	574	673	476	544	355	448	*	*	487	621
7:00	347	423	354	456	390	469	416	576	380	400	310	334	*	*	366	443
8:00	230	362	235	383	222	396	258	398	252	360	211	263	*	*	234	360
9:00	189	293	222	327	197	294	222	344	219	338	174	317	*	*	203	318
10:00	95	172	107	188	110	212	136	235	169	264	134	272	*	*	125	223
11:00	44	99	49	121	53	120	82	147	103	217	118	240	*	*	74	157
TOTALS	8045	10219	8085	10479	8692	10137	8797	10255	9029	10506	6230	7228	609	820	7937	9655

COMBINED TOTALS

12:00 AM	66	92	133	106	181	232	256	152
1:00	48	52	86	74	111	172	195	105
2:00	40	45	42	43	74	124	235	86
3:00	26	37	34	32	47	58	75	43
4:00	22	26	32	36	31	33	45	31
5:00	76	73	62	81	93	39	37	65
6:00	247	254	285	276	275	117	30	211
7:00	903	1004	1057	965	1032	241	98	756
8:00	1492	1501	1448	1350	1351	441	170	1107
9:00	1017	1177	1099	1071	996	641	288	898
10:00	940	938	1037	1028	1042	774	*	959
11:00	1193	1150	1153	1136	1335	1103	*	1178
12:00 PM	1438	1413	1392	1303	1463	1087	*	1348
1:00	1337	1305	1303	1264	1493	1128	*	1304
2:00	1263	1260	1248	1231	1412	1076	*	1247
3:00	1282	1194	1296	1294	1416	1058	*	1256
4:00	1683	1559	1682	1743	1771	1014	*	1575
5:00	1772	1778	1820	1958	1690	944	*	1660
6:00	1165	1264	1157	1247	1020	803	*	1108
7:00	770	810	859	992	780	644	*	809
8:00	592	618	618	656	612	474	*	594
9:00	482	549	491	566	557	491	*	521
10:00	267	295	322	371	433	406	*	348
11:00	143	170	173	229	320	358	*	231
TOTALS	18264	18564	18829	19052	19535	13458	1429	17592

BDE : 00000000
 Location : Virginia Ave south of Joppa Rd
 Father :
 Operator : KWS

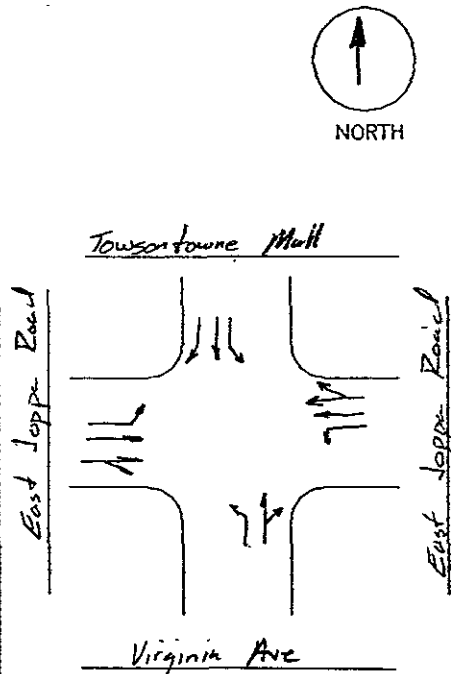
PAGE: 2
 FILE:

DATE: 10/23/95

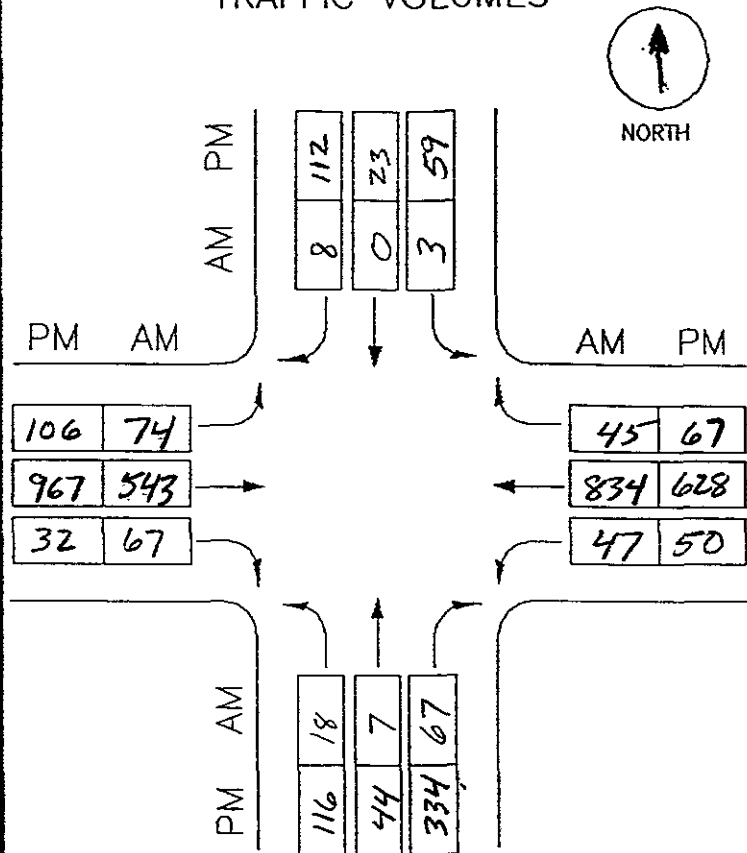
TIME BEGIN	MONDAY 23	TUESDAY 24	WEDNESDAY 25	THURSDAY 26	FRIDAY 27	WEEKDAY AVERAGE	SATURDAY 28	SUNDAY 29	WEEK AVERAGE
12:00 AM	10	12	18	16	22	15	*	*	15
1:00	10	6	9	8	16	9	*	*	9
2:00	10	10	8	8	9	9	*	*	9
3:00	2	3	5	4	11	5	*	*	5
4:00	1	4	3	8	2	3	*	*	3
5:00	17	14	14	18	9	14	*	*	14
6:00	23	21	49	30	35	31	*	*	31
7:00	123	122	131	136	138	130	*	*	130
8:00	214	220	213	195	228	214	*	*	214
9:00	202	202	213	228	246	218	*	*	218
10:00	243	255	263	303	255	263	*	*	263
11:00	315	340	300	344	390	337	*	*	337
12:00 PM	375	399	403	437	447	412	*	*	412
1:00	368	394	389	369	458	395	*	*	395
2:00	349	341	369	406	406	374	*	*	374
3:00	342	351	361	358	411	364	*	*	364
4:00	437	446	448	482	522	467	*	*	467
5:00	490	495	503	512	475	495	*	*	495
6:00	297	339	333	349	295	322	*	*	322
7:00	251	261	293	282	*	271	*	*	271
8:00	178	171	173	192	*	178	*	*	178
9:00	112	142	146	143	*	135	*	*	135
10:00	57	59	66	90	*	68	*	*	68
11:00	31	32	30	42	*	33	*	*	33
TOTALS	4457	4639	4740	4960	4375	4762	*	*	4762
% AVG WKDAY	93.6	97.4	99.5	104.2	91.9				
% AVG DAY	93.6	97.4	99.5	104.2	91.9		*	*	
AM PEAK HR	11:00	11:00	11:00	11:00	11:00	11:00	*	*	11:00
VOLUME	315	340	300	344	390	337	*	*	337
PM PEAK HR	5:00	5:00	5:00	5:00	4:00	5:00	*	*	5:00
VOLUME	490	495	503	512	522	495	*	*	495

TRAFFIC CONCEPTS, Inc.

LANE CONFIGURATION



TRAFFIC VOLUMES



	TOTAL VOLUME * LUF + OPPOSING LEFTS * LUF =	CRITICAL LANE VOLUME	LEVEL OF SERVICE
AM	NB $(7+67) * 1.0 + 3 * 1.0$	77 *	
	SB $8 * 1.0 + 18 * 1.0$	24	
	EB $(543+67) * .55 + 47 * 1.0$	383	
	WB $(834+45) * .55 + 74 * 1.0$	557 *	634(A)
PM	NB $(44+334) * 1.0 + 59 * 1.0$	437 *	
	SB $112 * 1.0 + 116 * 1.0$	228	
	EB $(967+32) * .55 + 50 * 1.0$	599 *	
	WB $(628+67) * .55 + 106 * 1.0$	488	1036(B)

CRITICAL LANE ANALYSIS

Prepared By: K. Schmid

Condition: Existing